

## "EXHIBIT" "A"

September 6, 1956

Bernard A. Winkel Real Estate  
Descriptions

Improved with 473-475 W. Patrick St.,  
Parcel (1) One. - Beginning at an iron pipe on the north side of West Patrick Street at the end of 78.3 feet on a line drawn South 76°-22' East along the north side of West Patrick Street from the southwest corner of the brick dwelling # 485 West Patrick Street included in a deed from Harry A. Grove and wife to Marion I. Winkel dated July 31, 1923 and recorded in Liber # 344, folio 411, and running thence by and with the north side of said West Patrick Street (1) South 76°-22' East 92.00 feet to an iron pipe at the southwest corner of the Lydia G. White property formerly conveyed to Virginia J. Roelkey by Magdalene Crum by deed dated March 29, 1901 and recorded in Liber D.H.H. # 11, folio 81, thence by and with the west line of said property (2) North 21°-23' East 194.75 feet to an iron pipe, thence (3) North 60°-00' West 45.50 feet to an iron pipe at the northeast corner of the aforesaid Marion I. Winkel property thence by and with the east line of said property (4) South 33°-33'-48" West 218.90 feet to the place of beginning, Containing 13,847 square feet, more or less.

- Being all and the same property conveyed to Bernard A. Winkel by H. Kieffer DeLauter, Trustee, by deed dated September 11, 1931 and recorded in Liber # 380, folio 345; a part of said property was conveyed to W. Guy Crowther by said Bernard A. Winkel by deed dated September 18, 1934 and recorded in Liber # 395, folio 317 and subsequently reconveyed to said Bernard A. Winkel by The Crown Oil & Wax Co. by deed dated August 6, 1948 and recorded in Liber # 472, folio 598.

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Parcel (2) Two. Beginning at an iron pipe on the south side of West Patrick Street at the northwest corner of the property herein conveyed, being at the end of 325.6 feet on a line drawn South 76°-22' East along the south side of said West Patrick Street from its intersection with the east side of Catoctin Avenue, and running thence (1) South 35°-37'-40" West 82.32 feet to an iron pipe on the north side of West South Street, thence by and with the north side of said West South Street (2) by a curve with radius equal to 1901.53 feet for an arc distance equal to 169.30 feet, the chord being South 43°-06'-42" East 169.24 feet to an iron pipe at the southwest corner of the Bernard S. Duvall, Jr. property, thence by and with the west line of said property (3) North 33°-29'-55" East 179.85 feet to an iron pipe on the south side of West Patrick Street, thence by and with the south side of said street (4) North 76°-22' West 171.82 feet to the place of beginning, Containing 21,572 square feet, more or less.

- Being parts of the same property conveyed to said Bernard A. Winkel by four deeds, the first from Manuel M. Weinberg and Sherman P. Bowers, Trustees, dated November 12, 1941 and recorded in Liber # 503, folio 185, the second from Thomas J. Kemp and Mary A. Kemp, his wife, dated September 29, 1947 and recorded in Liber # 503, folio 187, the third from Thomas J. Kemp and Mary A. Kemp, his wife, dated June 26, 1951 and recorded in Liber # 503, folio 190, the fourth from Lydia G. White and Bruce G. White, her husband, dated November 16, 1943 and recorded in Liber # 503, folio 192.